

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

DATE: **22ND JUNE 2016**

REPORT BY: **CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

SUBJECT: **FULL APPLICATION – ERECTION OF NEW HIGH BAY INDUSTRIAL BUILDING AT ELECTROIMPACT UK LTD., MANOR LANE, HAWARDEN**

APPLICATION NUMBER: **054887**

APPLICANT: **ELECTROIMPACT UK LTD**

SITE: **MANOR LANE,
HAWARDEN**

APPLICATION VALID DATE: **25TH JANUARY 2016**

LOCAL MEMBERS: **COUNCILLOR W. MULLIN**

TOWN/COMMUNITY COUNCIL: **BROUGHTON & BRETTON COMMUNITY COUNCIL**

REASON FOR COMMITTEE: **SCALE OF DEVELOPMENT RELATIVE TO DELEGATION SCHEME**

SITE VISIT: **YES**

1.00 SUMMARY

- 1.01 This full application proposes the erection of a new high-bay industrial building, including the formation of a new vehicular access and hardstanding as an expansion to an existing industrial operation undertaken by Electroimpact UK Ltd, Manor Lane, Hawarden.
- 1.02 The application is being reported to the Planning & Development Control Committee for formal determination as the height of the development proposed, exceeds the threshold within the Council's delegation scheme.

- 1.03 For Members information, amended plans have been received in progression of the application on which further consultation and publicity has been undertaken.

2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-

2.01 Conditions

1. Time limit on commencement.
2. In accordance with approved plans.
3. Details of materials to be submitted and approved.
4. No development to commence until a noise survey has been undertaken. Attenuation to be incorporated into scheme if appropriate.
5. Landscaping scheme to be submitted and approved.
6. Implementation of landscaping scheme.
7. Site/building levels to be submitted and approved.
8. Visibility splay to be 2.4 x 43 m in both directions.
9. Design and layout of access to be submitted and approved.
10. Details of culverting of ditch to be submitted and approved.
11. Parking/turning facilities to be provided and retained.

3.00 CONSULTATIONS

3.01 Local Member

Councillor W. Mullin

Original Submission

Request site visit and planning committee determination given preliminary concerns over scale of development.

Amended Scheme

Awaiting response at time of preparing report.

Broughton & Bretton Community Council

Original Submission

The Council recognises that this is an application for permission to build an industrial building within the Enterprise Zone. However, it considers that the building, due to its height and proximity to Manor Lane will have an overbearing impact on the residential estates opposite and the nearby Grade 2 listed Manor House. The Council believes that this is an inappropriate development at this particular location and that it should be sited in a less sensitive position within the Industrial Estate. The Council therefore objects to this application.

Amended Scheme

Advise that the comments referred to above, are still relevant to the amended scheme.

Head of Pollution Control

Recommend that if planning permission is granted that a pre-commencement condition be imposed requiring a noise survey, to be undertaken given the proximity of the site to existing residential properties. If appropriate a scheme of noise attenuation shall be introduced into building.

Amended Scheme

Advise that the comments referred to above, are still relevant to the amended scheme.

Highway Development Control Manager

Original Submission

Recommend that any permission includes a condition to ensure that adequate parking/turning facilities are provided and retained within the site prior to it being brought into use.

Amended Scheme

No objection. Recommend that any permission includes conditions in respect of visibility, culverting of existing ditch and parking/turning of vehicles.

Dwr Cymru/Welsh Water

Original Submission

No response received.

Amended Scheme

No response received at time of preparing report.

Natural Resources Wales

Original Submission

No response received.

Amended Scheme

No response received at time of preparing report.

Airbus

Original Submission

No aerodrome safeguarding objection.

Amended Scheme

No aerodrome safeguarding objection.

4.00 PUBLICITY

4.01 Site Notice, Neighbour Notification

35 letters of objection received, the main points of which can be summarised as follows:-

- Proposed building by virtue of its height and scale would be out of character with other smaller industrial units in the locality.

- Development would lead to an increase in vehicular movements.
- Building should be located within a more central location within an industrial estate.
- Building would have a detrimental impact on existing residential properties at the Little Roodee Estate.

Amended Scheme

1 letter of objection received which considers that the proposed building is completely out of scale with the buildings in Manor Lane, which would be detrimental to the amenity of residents and would affect the character of existing development at this location.

5.00 SITE HISTORY

5.01 None relevant.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

Policy STR1 – New Development.

Policy STR3 – Employment.

Policy STR8 – Built Environment.

Policy GEN1 – General Requirements for Development.

Policy D1 – Design Quality.

Policy D2 – Location & Layout.

Policy D3 – Design.

Policy D4 – Landscaping.

Policy AC13 – Access & Traffic Impact.

Policy AC18 – Parking Provision.

Policy EM3 – Development Zones & Principal Employment Areas.

Policy HE2 – Development Affecting Listed Buildings & Their Settings.

MIN8 – Protection of Mineral Interests.

Additional Guidance

Technical Advice Note 11 – Noise.

Technical Advice Note 12 – Design.

Technical Advice Note 23 – Economic Development.

The proposal **would** generally comply with the above policies.

7.00 PLANNING APPRAISAL

7.01 Introduction

This full application proposes the erection of a new high-bay industrial building including the formation of a new vehicular access and hardstanding, as an expansion to an existing industrial operation undertaken by Electroimpact UK Ltd at Manor Lane, Hawarden.

- 7.02 The proposed building would be located within the Electroimpact site on Manor Lane, which is within a Development Zone, Enterprise Zone and Principal Employment Area as defined in the Flintshire Unitary Development Plan. The site is located between Jackson Court, Eastwood Court and Griffin Technology Park, and is approximately 56 m to the east of the nearest dwelling at The Little Roodee and 200 m to the south of Manor House which is a Grade II Listed Building.
- 7.03 Proposed Development
The amended plans submitted as part of this application propose the erection of a detached building measuring approximately 64 m x 26 m x 20 m (high), to be constructed having plasticol sheeting walls and roof. It is proposed that the building is used for the assembly of various aircraft manufacturing equipment including tooling and jigs. The height of the building is required to facilitate the provision of an internal crane which would be used for the movement of larger items of equipment.
- 7.04 The plans initially submitted as part of this application proposed that the building be sited within 16 m of Manor Lane, at its closest point, with access up to the site through the existing estate road serving Jackson and Eastwood Court.
- 7.05 The amended plans however propose that the building be re-sited, so that the distance from Manor Lane to the closest point of the building is increased to 30 m with the formation of a new vehicular access into the site from Manor Lane itself.
- 7.06 Internationally, Electroimpact is a company of over 750 professionals dedicated to the design and manufacture of state of the art aircraft assembly equipment. Electroimpact's main campus and head office is located in Washington, USA. However, Electroimpact has established a large satellite office in the UK which is based at Hawarden where 141 people are directly employed in total.
- 7.07 The applicant's agent has advised that Electroimpact has grown to become the largest integrator of aircraft assembly lines in the world with the customer base including for example Airbus, Boeing, Kawasaki, Mitsubishi and Fuji.
- 7.08 The applicant has advised that the proposed new building will enable Electroimpact UK Ltd to expand their manufacturing business on the existing site without the need to relocate, creating an additional 25 highly skilled jobs.

7.09 Main Planning Considerations

It is considered that the main issues to be taken into account in determination of this application are:-

- The principle of development.
- The impact on the character of the surrounding area and the privacy/amenity of occupiers of nearby residential properties.
- Adequacy of access/parking.
- Impact on Manor House a Grade II Listed Building.

7.10 In commenting in detail in response to the Main Planning Considerations outlined above, I wish to advise as follows:-

7.11 Planning Policy/Principle

As highlighted, the site is located within a Development Zone, Enterprise Zone and Principal Employment Area as defined in the Flintshire Unitary Development Plan. In such locations employment related development is considered acceptable in principle, subject to development being of an appropriate scale/form/design relative to its surroundings and other considerations including for e.g., adequacy of access/parking.

7.12 Development at this location which is aimed at supplementing and supporting the Airbus, avionics and engineering industries around Manor Lane Industrial Estate, is generally supported and acceptable, given that this was the primary reason for which the estate was initially developed.

7.13 Impact on Character of Surrounding Area & Privacy/Amenity

For Members information there is a mix of development at this location, which is primarily characterised by employment development on the eastern side of Manor Lane, with residential development on the western side.

7.14 The building the subject of this application which would be approximately 20 m high would be re-sited as part of this amended application so that its closest point would be approximately 30 m from Manor Lane, on the western edge of the employment area.

7.15 It is acknowledged that the height of the building at 20 m would be higher than the existing Electroimpact industrial building at Manor Lane which is 7 m high and all other buildings including residential development at The Little Roodee which are also approximately 7 m in height. The amended siting of the building would however help to visually relate it more closely to the existing Airbus factory which acts as a backdrop to development at this location. By re-siting the building so that it is now approximately 30 m away from Manor Lane, and approximately 86 m from residential properties at the Little Roodee, and with supplemental landscaping on this site boundary (which can be covered by the imposition of a planning condition), it is

considered that this will provide for an improved visual appearance and help to safeguard privacy/amenity.

- 7.16 The economic benefits associated with the development in particular the job creation case advanced by the applicant are duly noted and recognised as being of particular importance to the County. It is however considered that the issue of job creation needs to be carefully balanced against the impact of development on the character of the locality and the amenity of the occupiers of nearby residential properties.

7.17 Adequacy of Access/Parking

For members information consultation on the amended details submitted has been undertaken with the Highway Development Control Manager. There is no objection to the development subject to the imposition of conditions to ensure the provision of adequate visibility at the new access onto Manor Lane, the culverting of an existing ditch to facilitate the formation of the new access and the provision of parking/turning facilities within the site.

7.18 Impact on Listed Building

The proposed industrial building would be sited approximately 200 m away from Manor House a Grade II Listed Building. Given the relationship of the site to this building and as there are a number of existing buildings between the application site and Manor House itself and with reference to the wider streetscene, it is considered that this impact will be minimised.

8.00 CONCLUSION

- 8.01 In conclusion, it is my view that the general principle of employment development is supported within the Development Zone, Enterprise Zone and Principle Employment Area. The revised siting of the building will help to provide increased separation distances between the proposed building and existing residential properties at The Little Roodee. This will in my view, help to minimise the impact on the streetscene at this location and the amenity of occupiers of these nearby residential properties. It is also acknowledged that from an economic development perspective, that a number of highly skilled jobs are proposed which is welcomed in the current economic climate, and this is a significant factor in support of the application.

8.02 Other Considerations

The Council has had due regard to its duty under Section 17 of the Crime and Disorder Act 1998 and considered that there would be no significant or unacceptable increase in crime and disorder as a result of the recommended decision.

The Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

The Council has had due regard to its public sector equality duty under the Equality Act 2010.

The Council has had due regard to its duty under Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 and considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents

National & Local Planning Policy

Responses to Consultation

Responses to Publicity

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